

TRANSFER
TAX
PAID

WARRANTY DEED

Know All Men By These Presents

39-277

That we, **Brian S. Hurley and Melissa B. Hurley**, of Waterville, County of Kennebec and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by **Entrust Administration, Inc., fbo Robert S. Stepka IRA #28836**, a California corporation, with its principal place of business at 555 12th Street, Suite 1250, Oakland, CA 94607, the receipt whereof we do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL, AND CONVEY unto the said Entrust Administration, Inc., fbo Robert S. Stepka IRA #28836, its successors and assigns forever, certain premises located in Waterville, County of Kennebec and State of Maine, and being more particularly bounded and described as follows, to wit:

A certain lot or parcel of land, with the buildings thereon, identified as 22 Summer Street, Waterville, Kennebec County, State of Maine, and bounded and described as follows, to wit:

Commencing in the easterly line of Summer Street at the point where the southerly line of land, formerly owned by G.A. Phillips, intersects the same, thence southerly in said easterly line of Summer Street fifty (50) feet to the northerly line of a right of way, fifteen (15) feet wide, and known as Libby Court; thence easterly at right angles to said easterly line of Summer Street, and in the northerly line of said right of way three hundred (300) feet; thence northerly at right angles to the last described line about sixty (60) feet to said southerly line of land formerly owned by G.A. Phillips; thence westerly in said southerly line of land formerly owned by G.A. Phillips about three hundred (300) feet to the point of beginning.

Together with a right of way in common with others over said fifteen (15) foot strip, known as Libby Court.

BEING the same premises acquired by Brian S. Hurley and Melissa B. Hurley by Warranty Deed from Erik Seastead dated January 23, 2002 and recorded in the Kennebec County Registry of Deeds in Book 6788, Page 138.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Entrust Administration, Inc. fbo Robert S. Stepka IRA #28836, its successors and assigns, to it and its use and behoof forever.

AND we do COVENANT with the said Grantee, its successors and assigns, that we are lawfully seized in fee of the premises; that they are free of all encumbrances, EXCEPT AS AFORESAID; that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will WARRANT and DEFEND the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

② JBR:m

39-277

IN WITNESS WHEREOF, we, the said have hereunto set our hands and seals
this 16th day of July, 2004.

Signed, Sealed and Delivered
in the presence of

William P. Dubord
Witness

Brian S. Hurley
Brian S. Hurley

William P. Dubord
Witness

Melissa B. Hurley
Melissa B. Hurley

STATE OF MAINE
County of Kennebec, ss.

Personally appeared before me on this 16 day of July, 2004, the above-
named, Brian S. Hurley and Melissa B. Hurley, and acknowledged the foregoing
instrument to be their free act and deed.

Before me,

William P. Dubord
Notary Public

WILLIAM P. DUBORD
Attorney At Law
Notary Public
My Commission Expires 6/26/2008

Received Kennebec SS.
07/27/2004 8:47AM
Pages 2 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS